

## **CRICHTON COMMERCE PLACE SUBDIVISION,** **RESUBDIVISION OF LOTS 1 & 2**

Engineering Comments: The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer:

- A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors.
- B. Review and revise the written legal description to include the vacated Crichton Street ROW.
- C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels.
- D. Show and label each and every Right-Of-Way and easement.
- E. Provide and label the monument set or found at each subdivision corner.
- F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer.
- G. Provide the Surveyor's Certificate and Signature.
- H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures.
- I. Show the recording information for the vacated easement.
- J. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.
- K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) the Lot(s) will receive historical credit of impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application.
- L. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit.
- M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved.
- N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures.
- O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.

Traffic Engineering Comments: Moffett Road is an ALDOT maintained roadway. Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

Fire Department Comments: All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).

The plat illustrates the proposed 16.09± acre, 3-lot subdivision which is located on the East side of Moffett Road, 615'± North of Western Drive, extending to the South terminus of Crichton Street, and is in Council District 1. The applicant states that the subdivision is served by both public water and sanitary sewer.

The purpose of this application is to create three legal lots of record from two legal lots of record. The site was the subject of subdivision applications at the Planning Commission's June 5, 2008; January 21, 2010; and July 7, 2011 meetings. The 2008 subdivision was recorded, while the 2010 and 2011 applications expired and were withdrawn respectively. The site has also been the subject of an Administrative Planned Unit Development to allow shared access between two sites, and a Parking Surface Variance to allow gravel surfacing in 2013. Because Variances and Planned Unit Developments are site plan specific, and as the proposed subdivision will alter the existing lot lines, the proposed Lot C should be required to go back to the Board of Zoning Adjustment to modify the previously approved Variance, and should submit a Planned Unit Development application to the Planning Commission if shared access between building sites is proposed to remain.

The site has frontage onto two streets: Moffett Road and Crichton Street. Moffett Road is a major street with a compliant right-of-way of 100', making no dedication necessary. Crichton Street is a minor street without curb-and-gutter where adjacent to the site, with an existing right-of-way of 50'. Typically, minor streets without curb and gutter should have a right-of-way of 60', however dedication was not required in previous Subdivision applications, therefore it may be appropriate to waive the requirement for this application as well.

It should be noted that the proposed Lot B only has 25'± of frontage along Crichton Street. Section V.D.2. of the Subdivision Regulations require all lots to be a minimum of 60' wide at the minimum building setback. The 25-foot minimum building setback line, required in Section V.D.9., is shown on the preliminary plat along both frontages for all lots, including Lot B. The setback should be revised to be located where the proposed Lot B is at least 60' wide on the Final Plat, if approved.

The preliminary plat illustrates existing easements. These should remain on the Final Plat, if approved, along with a note stating that no structures are to be erected in any easement.

The proposed lot sizes are provided in square feet and acres, and would exceed the minimum required lot size in Section V.D.2. of the Subdivision Regulations. This information should be retained on the Final Plat, if approved.

Per Traffic Engineering, if approved, a note should be placed on the Final Plat, stating that each lot is limited to one curb cut per frontage, with the size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. It should be noted that there is an existing, unapproved driveway accessing Crichton Street which appears to cross the property line between the proposed Lots A and B. A condition of approval for the Administrative Planned Unit Development was "For 3232 Moffett Road, removal of the unpermitted, unpaved driveway to Crichton Street, or submission of appropriate land disturbance permits to create the driveway and pave with asphalt or concrete, along with adequate documentation that Crichton Street meets City standards where the driveway connects." If approved, the applicant should either obtain the necessary permits for the driveway to Crichton Street or submit photographic evidence that the driveway has been removed prior to the signing of the Final Plat.

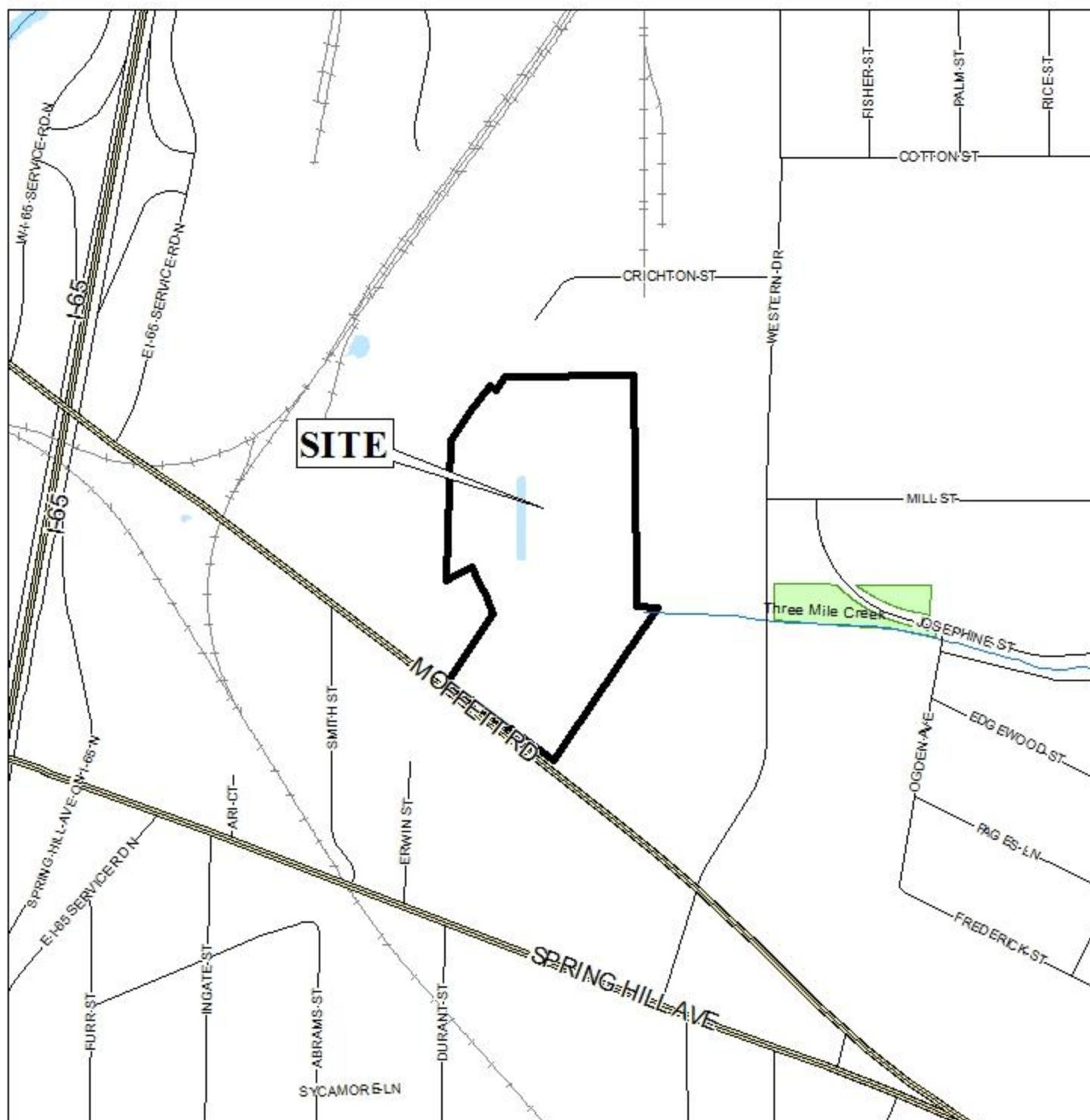
Based upon the preceding, the application is recommended for Tentative Approval, subject to the following conditions:

- 1) revision of the 25' minimum building setback line where all lots are a minimum of 60' wide;
- 2) approval from the Board of Zoning Adjustment for changes to the site plan for the previously approved surfacing variance for Lot C;
- 3) approval of a Planned Unit Development by the Planning Commission if shared access and parking is proposed between lots;
- 4) either obtain all necessary permit for the existing driveway to Crichton Street or provide photographic evidence that the driveway has been removed prior to the signing of the Final Plat;
- 5) placement of a note on the Final Plat stating that each lot is limited to one curb cut per frontage with any changes to the size, design or location of the curb-cuts to be coordinated with ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards;
- 6) retention of the lot sizes in square feet and acres, or placement of a table on the plat with the same information, revised to reflect dedication;
- 7) compliance with Engineering comments, as applicable (*The following comments should be addressed prior to submitting the FINAL PLAT for acceptance and signature by the City Engineer: A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Review and revise the written legal description to include the vacated Crichton Street ROW. C. Provide a written legal description for the proposed subdivision and matching bearing and distance labels. D. Show and label each and every Right-Of-Way and easement. E. Provide and label the monument set or found at each subdivision corner. F. Add a signature block for the Owner, Notary Public, Planning Commission, Traffic Engineer, and City Engineer. G. Provide the Surveyor's Certificate and Signature. H. Provide the Surveyor's, Owner's (notarized), Planning Commission, and Traffic Engineering signatures. I. Show the recording information for the vacated easement. J. Add a note to the SUBDIVISION PLAT stating that a Land Disturbance permit will be required for any land disturbing activity in accordance with Mobile City Code, Chapter*

*17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. K. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 25 - #71) the Lot(s) will receive historical credit of impervious area towards storm water detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control). Coordinate with City Engineering Department staff to establish the exact amount prior to the submittal of the Land Disturbance Permit application. L. Add a note to the Plat stating that the approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. M. Add a note that sidewalk is required to be constructed, and/or repaired, along the frontage of each lot, or parcel, at time of development, unless a sidewalk waiver is approved. N. Provide a copy of the FINAL PLAT to the Engineering Dept. for review prior to obtaining any signatures. O. Provide a copy of the Final Plat along with the original when submitting for City Engineer signature.);*

- 8) compliance with Traffic Engineering comments, as applicable (Moffett Road is an ALDOT maintained roadway. Each lot is limited to one curb cut per street frontage, with size, location and design to be approved by ALDOT (where applicable) and Traffic Engineering and conform to AASHTO standards. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 9) compliance with Urban Forestry comments, as applicable (Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).);*
- 10) compliance with Fire comments, as applicable (All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance. (2012 International Fire Code). Projects outside the City Limits of Mobile, yet within the Planning Commission Jurisdiction fall under the State or County Fire Code. (2012 IFC).); and*
- 11) completion of the subdivision process prior to any request for permits for new construction.*

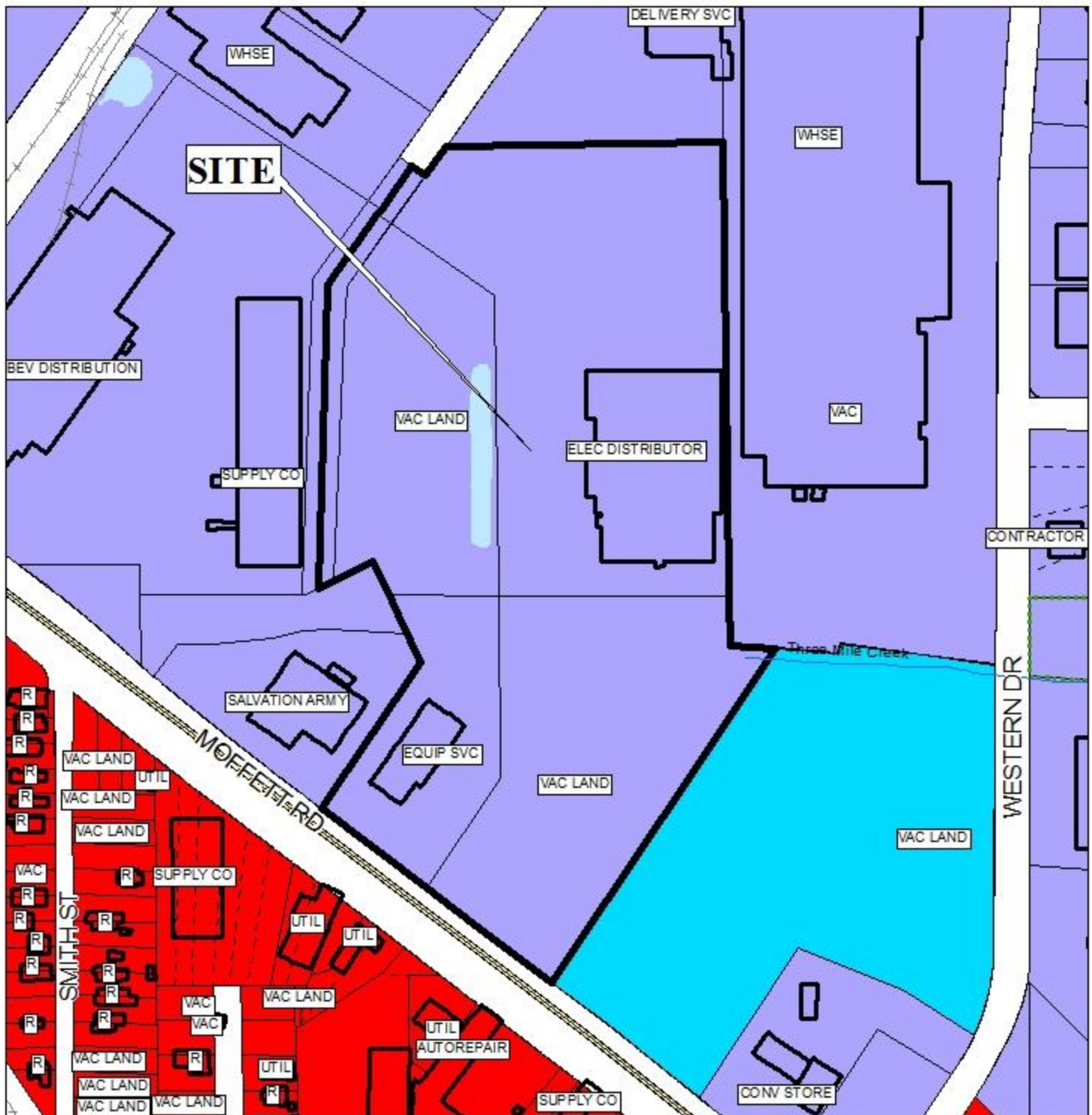
# LOCATOR MAP



APPLICATION NUMBER 8 DATE October 1, 2015  
APPLICANT Crichton Commerce Place Subdivision Resubdivision of Lots 1 & 2  
REQUEST Subdivision



# CRICHTON COMMERCE PLACE SUBDIVISION RESUBDIVISION OF LOTS 1 & 2

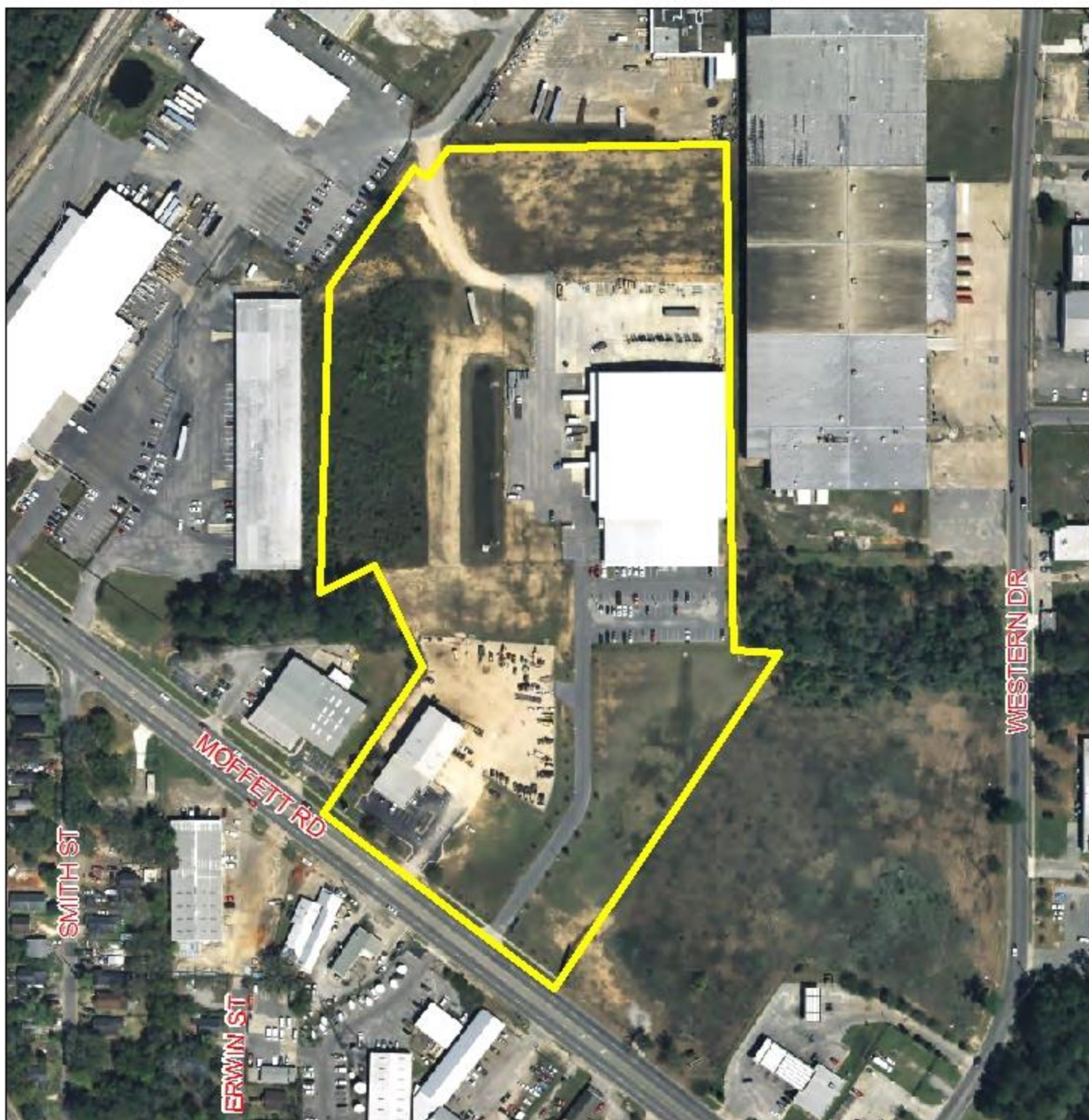


APPLICATION NUMBER <u>8</u>		DATE <u>October 1, 2015</u>	
R-A	R-3	T-B	B-2
R-1	R-B	B-1	B-3
R-2	H-B	LB-2	B-4
B-5	I-1	OPEN	SD
MUN	OPEN	SD	T4
SD-WH	T3	T5.1	T5.2
T4	T6		





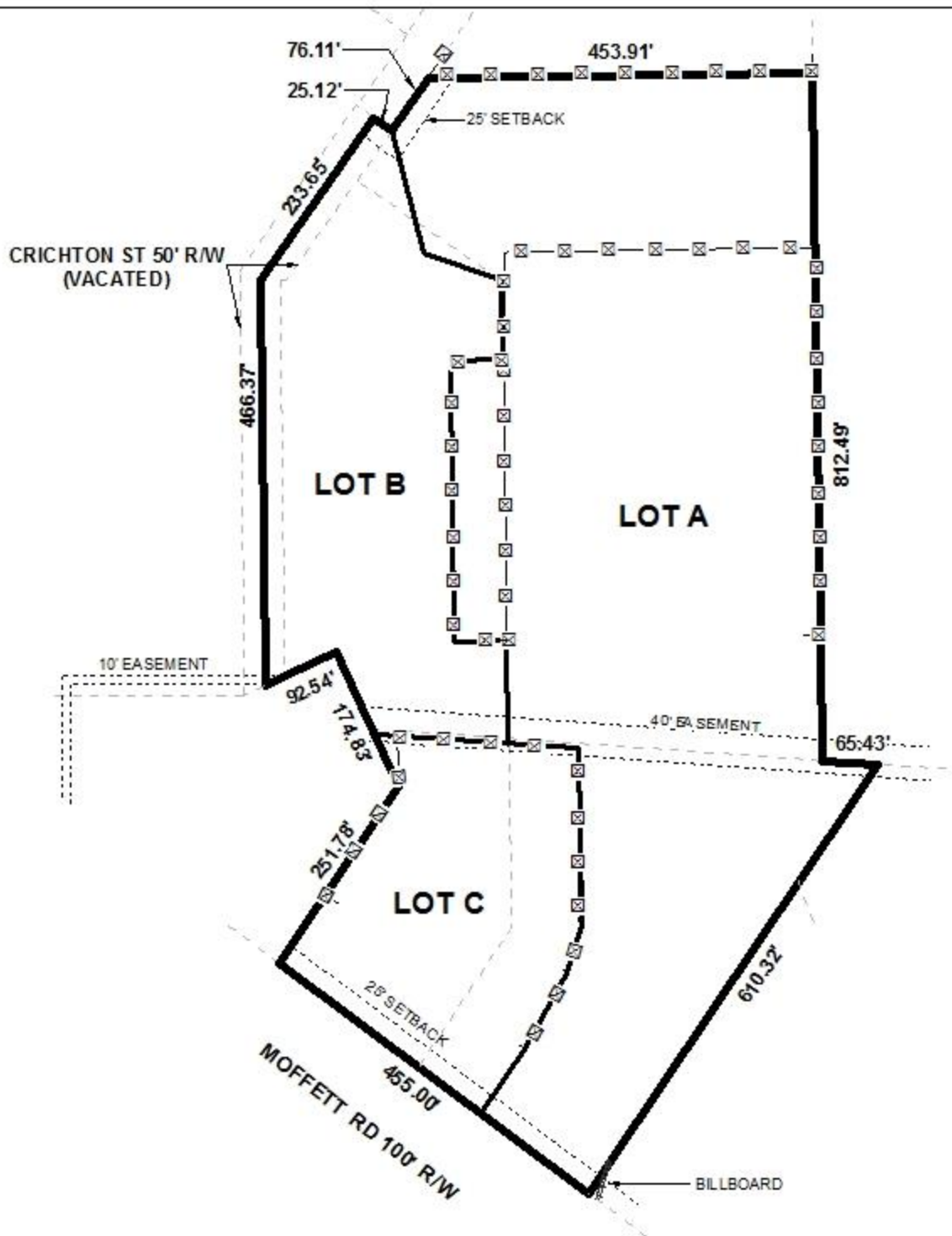
# CRICHTON COMMERCE PLACE SUBDIVISION RESUBDIVISION OF LOTS 1 & 2



APPLICATION NUMBER 8 DATE October 1, 2015



# DETAIL SITE PLAN



APPLICATION NUMBER 8 DATE October 1, 2015  
APPLICANT Crichton Commerce Place Subdivision Resubdivision of Lots 1 & 2  
REQUEST Subdivision

